131.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,125,400	/	1,125,400
USE VALUE:	1,125,400	/	1,125,400
ASSESSED:	1,125,400	/	1,125,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEVENS ALBERT LEE--ETAL
Owner 2:	STEVENS DOREEN F
Owner 3:	
Street 1:	84 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,459 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1897, having primarily Wood Shingle Exterior and 3558 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7459.000	545,600	400	579,400	1,125,400
Total Card	0.171	545,600	400	579,400	1,125,400
Total Parcel	0.171	545,600	400	579,400	1,125,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.30 | /Parcel: 316.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

84296

GIS Ref

GIS Ref

Insp Date

12/02/18

!10238!

PREVIOUS ASSESSMENT

Parcel ID 131.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	545,500	400	7,459.	579,400	1,125,300	1,125,300	Year End Roll	12/18/2019
2019	101	FV	402,100	400	7,459.	611,600	1,014,100	1,014,100	Year End Roll	1/3/2019
2018	101	FV	402,100	400	7,459.	450,600	853,100	853,100	Year End Roll	12/20/2017
2017	101	FV	402,100	400	7,459.	431,300	833,800	833,800	Year End Roll	1/3/2017
2016	101	FV	402,100	400	7,459.	399,100	801,600	801,600	Year End	1/4/2016
2015	101	FV	379,400	400	7,459.	334,800	714,600	714,600	Year End Roll	12/11/2014
2014	101	FV	379,400	400	7,459.	327,000	706,800	706,800	Year End Roll	12/16/2013
2013	101	FV	379,400	400	7,459.	311,600	691,400	691,400		12/13/2012

PRINT

Date	Time
12/11/20	00:34:05

LAST REV

Date	Time
02/19/19	13:23:38
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10238

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14621-314		5/1/1982		1	No	No		F

USER DEFINED

Prior Id # 1:	84296
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2014	1317	Porch	7,790					
4/20/2005	261	Re-Roof	6,000	C				
5/11/2000	341	Add Bath	21,000	C				ADD BATH 3RD-REMOD
10/12/1995	584	Manual	2,400					REROOF 1/2 ROOF
9/15/1993	454	Manual	4,500					SIDING-GRAY ST SID

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2018	MEAS&NOTICE	HS	Hanne S
11/24/2008	Inspected	163	PATRIOT
11/19/2008	Measured	336	PATRIOT
12/14/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	243	PATRIOT
7/22/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7459		Sq. Ft.	Site		0	90.	0.86	10									579,394						579,400	

Total AC/HA: 0.17124 | Total SF/SM: 7459 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 579,394 | Spl Credit | Total: 579,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1897	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.94510961
Const Adj.:	1.00989902
Adj $ / SQ:	124.080
Other Features:	104000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670211
Depreciation:	124659
Depreciated Total:	545552

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

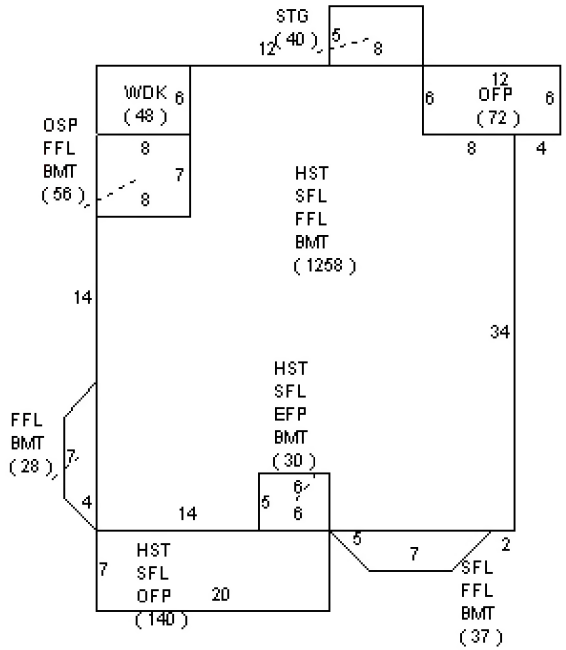
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	136.49
Special Features:	0	Val/Su Net:	101.92
Final Total:	545600	Val/Su SzAd	153.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,465	124.080	181,778
BMT	Basement	1,409	37.220	52,449
FFL	First Floor	1,379	124.080	171,107
HST	Half Story	714	124.080	88,593
OFP	Open Porch	212	24.520	5,199
OSP	Screen Porch	56	48.880	2,737
WDK	Deck	48	16.160	776
STG	Storage	40	11.110	444
	Net Sketched Area:	5,353	Total:	505,283
Size Ad	3558	Gross Are	6067	FinArea 3558

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	1960	4.59	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc